

REQUEST FOR PROPOSALS
PARKING FACILITY PROJECT
HAMILTON COUNTY, INDIANA

I. PROJECT INTRODUCTION:

In accordance with IC 5-23-5, Hamilton County, Indiana (the "County"), invites any and all qualified parties to submit Proposals to design, construct, operate the project site during construction, and transfer a new parking facility (the "Project") in the City of Noblesville under a public-private partnership. The purpose and intent of the Project is to fulfill essential parking needs for the employees of Hamilton County and make an existing surface parking lot available for economic development projects.

II. PROJECT SCOPE:

The selected proposer will provide all development services, design services, site work, labor and material to develop and construct the Project. The land for the installation of the Project is currently owned by the County. The scope of the Project is not fully determined, although it is anticipated that the Project will include approximately 430 parking stalls in a 3 story above-ground parking structure. The Project will also include a sufficient structural design and other improvements to support a fourth floor for approximately 150 vehicles, which may be constructed in the future.

The Project will be constructed upon the two vacant parcels of land owned by the County on the north and south sides of Clinton Street and east of 8th Street in the City of Noblesville. One parcel is a quarter block located south and east of the intersection of 8th and Clinton Street. The second parcel is the southern half of the block immediately north of Clinton Street between 8th and 9th Street. Both parcels are currently used for surface parking. It is anticipated that Clinton Street will remain in place and be covered by the first floor of the parking garage. The Project will also include a system to provide access through both card readers and an automated payment system. It is anticipated that the County will pay the costs of the Project through periodic cost reimbursements through the design and construction process, which will be negotiated as part of the final contract.

The final Project scope will be determined through a scoping period with the selected proposer, during which the selected proposer will be required to provide site analysis, design, operation of the project site during construction, and construction analysis to create a final scope and a guaranteed budget. The scoping period is anticipated to be a very intense and fast-paced process, with the goal of achieving a guaranteed price and final schematic design in January, 2020 in order to accomplish a construction groundbreaking in Spring of 2020, and construction completion by February, 2021. It is

anticipated that the Project shall be transferred to the County within sixty (60) days of final completion.

Upon receiving a satisfactory scoping schedule from the selected offeror, the County will move forward with the Project and selected offeror after a public hearing and approval by the Hamilton County Council. If the selected offeror is unable to produce satisfactory deliverables and budget, the County will begin a new scoping period with another offeror or cancel this RFP process altogether.

III. PROPOSAL EVALUATION:

The County has formed a committee to review the proposals received. The criteria which will be utilized in evaluating proposals are as follows:

- Experience developing similar projects
- Demonstrated ability and capacity to perform the work, including your reputation as indicated by your references for performing this type of work
- The approach to develop the Project
- The proposed fees during the scoping period
- Whether you would be willing to reduce the guaranteed price if your costs are favorable and a description of how such a reduction may be determined.
- The estimated costs of the Project.
- The compatibility of the Appearance of the Project with surrounding land uses. A photo of a similar appearance of the Project is available by contacting Dan Stevens as listed below.

IV. PROPOSALS

Please respond to the following requests:

- A description of the project team
- Identify at least four (4) similar projects you have developed. Include names, email addresses, and telephone numbers to be used as references relative to the listed projects.
- A proposed schedule for the Project, including proposed dates to complete design, to start and complete construction, and to convey the improvements to the County.
- A proposed approach to the Project, including a proposal for periodic reimbursements for the costs of the Project.

- Provide any advice you may have for the County in regards to the design or construction of parking structures, especially the merits and costs of cast in place, versus precast construction.
- The scoping process will by necessity have a very quick (and very intense) duration in which time the selected proposer would need to prepare construction/scope analysis, and a guaranteed budget sufficient for the County to make a decision on proceeding (or not) with the Project and/or with the selected proposer. Please identify fees that may be requested by your team during this process. You may offer an overall lump sum or multiple lump sums segregated by task.

V. General Conditions

It should be understood that:

- The County reserves the right to reject any and all Proposals at its sole discretion.
- The County does not require you to submit a certified check or other evidence of financial responsibility with your proposal.
- All proposers will be accorded fair and equal treatment with respect to opportunities to clarify or revoke revision of proposals. The County may enter into discussions with any proposers to clarify and assure a full understanding of proposals.
- The County will not disclose the contents of the Proposals during any discussions with eligible proposers.
- This Project will be procured and constructed in partnership with the selected proposer under IC § 5-23. The Project will not utilize "public funds" as exempted by IC § 5-22-2-23. Pursuant to 36-1-12-1(f), the selected proposer will not be subject to further procurement processes under IC § 36-1-12. However, the selected proposer will be required to provide a performance bond for 50% of the construction costs and a payment bond for 100% of construction costs per both IC § 5-23 and IC § 36-1-12.
- While the appearance of the Project will not be part of the Response to Proposal process, the appearance of the Project will be discussed as part of the contract negotiation process. The County provides the attached photograph as a guide to the quality of exterior appearance which will be expected.
- The duty of the County to proceed beyond the selection process is subject to the approval of a final Interlocal Agreement with the City of Noblesville concerning transfer of real estate to the County and other issues related to the Project.
- Proposing firms shall not initiate contact with the County Commissioners, Council Council members, the RFP Committee, or any other public officials of the County during the RFP process other than the RFP Committee's

representative (the "Representative") listed below.

- All correspondence and questions for this RFP should be directed to the County's Representative as follows:

Dan Stevens
Assistant to Board of Commissioners
1 Hamilton County Square
Suite 157
Noblesville, Indiana 46060
Dan.Stevens@hamiltoncounty.in.gov

- The County shall enter into a Scoping Agreement with a proposer for preliminary design and development services prior to the County agreeing to move forward with the Project. After the scoping period, the RFP Committee shall either make a recommendation to award the public-private agreement to a proposer, engage another proposer, or terminate the request for proposal process.
- Please submit an electronic PDF of your Response to the Representative below and deliver eight hard copies to:

Dan Stevens
Assistant to Board of Commissioners
1 Hamilton County Square
Suite 157
Noblesville, Indiana 46060
Dan.Stevens@hamiltoncounty.in.gov

Proposals must be received by 12:00 noon local time on November 20, 2019.

Example 2

